

## **PLANNING COMMISSION MINUTES**

**December 6, 2011**

**7:00 p.m.**

Present: Vice Chairman Dave Badham, Von Hill, David Patton, Sean Monson, Michael Allen, City Council Representative Beth Holbrook, City Attorney Russell Mahan, City Engineer Paul Rowland, Planning Director Aric Jensen, and Recording Secretary Connie Feil.

Absent: Chairman Tom Smith.

Vice Chairman Dave Badham welcomed all those present.

Von Hill made a motion to approve the minutes for November 15, 2011 as presented. Beth Holbrook seconded the motion and voting was unanimous in favor.

**1. Consider a lot line adjustment for Kensington Crt. Subdivision located at 640 E. 400 N., Jason Burningham & Brighton Homes, applicants.**

Jim Boyden, representing Brighton Homes, was present. Aric Jensen explained that Jim Boyden, representing Brighton Homes, is requesting a boundary adjustment between the property proposed for the Kensington Court Subdivision and a parcel owned by Jason Burningham. The purpose of the boundary adjustment is to make both parcels more efficient and functional.

The boundary adjustment will not create any new parcels or lots, and none of the amended parcels will be in violation of the Bountiful Land Use Ordinance. The proposal meets the minimum requirements of 19-9a-608(5) of the Utah Code and should be approved.

Staff recommends approval of the proposed boundary adjustments as discussed with the finding that they meet the provisions of 10-9a-608(5) of the Utah Code.

Russell Mahan suggested that the Commission give the City Planner the authority to sign the notice of approval, which is a document that has to be recorded with the County Recorder's Office.

Jim Boyden explained that this lot line adjustment will provide a buffer between the two properties and create a better subdivision.

Sue Benson and Cindy Lawrence, realtors for the proposed subdivision property, were present.

Beth Holbrook made a motion to approve the lot line adjustment as proposed with the addition of allowing the City Planner the authority to sign the notice of approval to be recorded with the County Recorder's Office. Sean Monson seconded the motion and voting was unanimous in favor.

**2. Consider change to final Bountiful Hollow Subdivision plat located at 3385 S. 200 W., Brighton Homes, applicants.**

Jim Boyden, applicant, was present. Paul Rowland explained that Jim Boyden, representing the developers of Bountiful Hollow Subdivision, would like to make a minor adjustment to the plat prior to recording. The proposed change would adjust the boundary between lots 106 and 108 in order to accommodate a wider home plan on lot 108. After the adjustment both lots will remain legally conforming in all aspects.

Staff recommends sending to the City Council the revised final subdivision plat approval for the Bountiful Hollow Subdivision with the condition that any outstanding requirements from the original approval are satisfied.

Russell Mahan suggested a condition that the cul-de-sac on 200 West be labeled as a dedicated a public street.

Von Hill made a motion to send to the City Council final subdivision plat approval for the Bountiful Hollow subdivision as revised with an additional condition that the cul-de-sac on 200 West be labeled as a dedicated public street, and that any outstanding requirements from the original approval are satisfied. Beth Holbrook seconded the motion and voting was unanimous in favor.

**3. Schedule revisions to Title 14, Bountiful City Land Use Ordinance.**

Aric Jensen explained that this is the proposed schedule for the annual revision to the Land Use Ordinance. Mr. Jensen asked if there were any conflicts with this schedule. It was suggested to spread the schedule out a little; because it seemed too ambitious.

As suggested, the changes are as follows:

**Proposed 2012 Comprehensive Land Use Ordinance Revision Schedule**

<u>Date</u>	<u>Item</u>
January 03	Planning Commission; Public Hearing and discussion
January 17	Planning Commission; Discussion
February 07	Planning Commission; Discussion
February 21	Planning Commission; Recommend draft to City Council
February 28	City Council; Public Hearing
March 13	City Council; Discussion
March 27	City Council; Approve Ordinance adopting proposed revisions

**Proposed Items For Discussion/Revision**

1. Domestic Fowl (Chickens and Ducks)
2. Commercial Zone standards
  - a. Building setbacks vs. parking lot setbacks
  - b. Parking standards for large shopping centers

- c. Minimum lot size in CH
- 3. Definitions – various
- 4. Existing flag lot setbacks
- 5. Downtown Zone setbacks for buildings not facing Main Street
- 6. Sign regulations
  - a. Political signs
  - b. Removing content specific language
- 7. Updating graphics, figures, and tables – various
- 8. Typographical errors – as necessary
- 9. Recodification – as necessary

There was a discussion regarding allowing chickens/roosters and where they would be allowed, regulations for wind mills and solar panels. Mr. Jensen suggested to e-mail him with any further comments and suggestions.

#### **4. Planning Director's report and miscellaneous business.**

Mr. Jensen explained that Rainey Homes would like to build a new office building in the PO Zone on 500 South. The proposed building looks like a home but does not have 50% rock or brick on it which the current ordinance requires. Rainey Homes is requesting that they not be required to use 50% rock or brick.

Mr. Jensen presented a picture of the building which has hardie board with brick or rock accents. There was a discussion and the Commission suggested that Mr. Jensen propose an amendment to the design criteria in the PO-N Zone.

Mr. Jensen explained that the builders of Huntington Apartments came to him asking if the pillars (monument signs) for the entrance of the complex can be extended taller than the ordinance allows. If the Commission likes the height of these pillars, the ordinance will have to be amended.

After a discussion the Commission expressed a preference to consider that no changes be made to the ordinance to allow taller monument signs in the City.

There were no more comments or concerns.

Meeting adjourned at 7:34 p.m.